Ludlow Housing Authority
Board of Directors Meeting
114 Wilson Street
Community Room
Ludlow, MA 01056
Tuesday, April 25, 2023 @ 11:00 am

AGENDA

1. Roll Call, Members of Authority:
   Susan Stanek Raymond Anderson Jon Baldwin Audrey Polmanteer

2. Acceptance of the Minutes of the Meeting:
   A. Minutes from March 28, 2023

3. Payment of Bills: Detailed report

4. Financial Report:
   A. Monthly Accountant Report: February/March Report if available
   B. Award Letter Funding

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5. Modernization Report: Updates
   A. FISH # 161102 Replace Common Area Floors: Chestnut St: RCAT
   B. FISH # 161129 Colonial Sunshine Manor Roof Replacement: DHCD in construction
   C. FISH # 161121 Replace Concrete Door entry pads: State Steet: LHA
   D. FISH # 161127 VCT replacement at turnover State Street: LHA
   E. FISH # 161125 Congregate Accessibility Remodel: 136 Wilson DHCD: design
   F. FISH # 161137 ARPA FF: 69 State/20Meadow Street: Asphalt Roof: Scope RCAT
   G. FISH # 161136 ARPA FF: 87 State Street Community Building: Roof: Scope RCAT
   H. FISH # 161138 ARPA FF: State St Development Balcony Repair: Scope RCAT
   I. FISH # 161139 ARPA FF: Electric Panel Replacement: State Street: LHA
   J. FISH # 161140 ARPA FF: New boiler Chestnut Street: RCAT
   K. FISH # 161141 ARPA FF Maintenance Garage repairs Wilson Street: RCAT
   L. FISH # 161142 ARPA FF Foundation Insulation Repair New Wilson: RCAT
   M. FISH # 161143 Replace crank out windows Chestnut Street: RCAT
   N. FISH # 161144 New Asphalt Maintenance Garage: RCAT
   O. FISH # 161146 Unit turnover Chestnut Street: LHA
   P. FISH # 161147 Vacancy Turnover Chestnut Street: Completed
   Q. FISH # 161148 Vacancy Turnover Chestnut Street: LHA
   R. FISH # 161149 Vacancy Turnover Wilson 2022: LHA Completed
   S. FISH # 161151 Flooring Abatement and replacement State Street: LHA
   T. FISH # 161152 Flooring Abatement and replacement State Street: LHA
   U. FISH # 161153 Flooring Abatement and replacement State Street: LHA

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6. Reading of the Correspondence: Public Housing Notices Mass.gov public housing notices
   A. PHN 2023-04: Public Housing Redevelopment & Land Disposition Powers
   B. PHN 2023-05: New Inspector General Guidance Fiscal Responsibility of LHA Board Members

7. Old Business:
   A. Policy updates: Grievance Procedures
   B. Office part-time help
   C. Hiring RSC Position
   D. Board Reorganization

8. New Business:
   A. Annual Hearing Meeting
   B. MassNAHRO's Annual Conference September 17 to 20th of 2023
   C. Hosting MAHAMS and RCAT May 17, 2023, 8:00 am to 3:30p.m. Maintenance and Service contract training. Held in the lower section of Chestnut Street building in the new RCAT section.
   D. Open one year Board Member Position

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9. Adjourn Meeting

Meeting Posted: April 19, 2023